



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
www.townofbarnstable.ma.us/hyannismainstreet

MINUTES

June 15, 2022
6:30 p.m.

Members Present: Cheryl Powell, Jack Kay, Mark Despotopulos and Tom Doherty

Members Absent: None.

Staff Present: James Kupfer, Senior Planner, Terri McDonald, Administrative Assistant.

Town Council Liason Present: Kristine Clark

Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor **6:30 P.M.** on **Wednesday, June 15, 2022.**

Please note that this meeting will be recorded and broadcast on Channel 18 and, in accordance with *MGL Chapter 30A §20*, anyone taping this meeting please make their presence known.

Please silence your cell phones

Call to Order

Chair Cheryl Powell called the meeting to order at 6:30 PM.

Roll Call Attendance

Tom Doherty
Mark Despotopulos
Jack Kay
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

Trainings

Awards –was sent to Marina Atsalis for BHC Preservation Award.

Correspondence – Continued

Reminder of Conflict of Interest Trainings – Reminder to all to Contact Cynthia Lovell re: Conflict of Interest Training. Next meeting Elections will be held terms expire on June 30th. Cheryl Powell will be running for Chair again other positions that need to be filled are Vice Chair and Clerk.

Reminder of Commission's Purpose and Proper Procedure

Not needed tonight based on Agenda

Continued Business

William James LLC – 252 Main Street, Hyannis – Map 327 Parcel 157
Building Renovations *application continued from June 1, 2022*

Keith McKenzie, Cape Architecture Representing.

Mr. McKenzie explained that the project is the old Railroad Station. The second floor is in terrible disrepair and the goal is to rehab and establish two apartments on the second floor. At this time there is no intention to change the third floor. There is original exterior building behind an area on the second floor that has been closed in. The intention here is to remove the enclosure and put in a means of egress in its place. The owner is looking to raise the standard of the building. Replace front porch roof. The Railroad station and convenient store on the first floors are not intended to be changed. The roofs will match, the color of the building will remain cranberry and white, whatever shade is needed to be in compliance with historic regulations. There is structural damage that needs to be replaced from a fire that occurred sometime in the past. Working with railroad regarding parking and the parking lot.

Chair Powell requested that they come back to the commission if there are any changes with agreements with the Railroad.

Chair Cheryl Powell open for Public Comment – none. Chair Cheryl Powell closes the public hearing.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty that this application is compatible with the preservation of and protection of the District, seconded by Tom Doherty.

Vote:

Tom Doherty – aye
Mark Despotopoulos – aye
Jack Kay – aye
Cheryl Powell – aye

Staff: No further, if there are any additional changes with further discussions with the Railroad.

Chair Cheryl Powell entertains a motion to issue a Certificate of Appropriateness (COA), moved by Mark Despotopoulos, to issue for the application William James LLC 252 Main Street, Hyannis – Map 327 Parcel 157, seconded by Tom Doherty,

Vote:

Mark Despotopoulos – aye
Tom Doherty – aye
Jack Kay – aye
Cheryl Powell – aye

Town Council Liaison Kris Clark: No new information, operating budget was passed at last meeting. Cheryl Powell has been selected to be on the Local Comprehensive Planning Committee.

Cheryl Powell: Jack Kay's wife is going to be on the Advisory Committee.

Kris Clark: June 29, 2022 will be the first meeting in Town Hall. Encourages the public to get involved. Meetings will be open to the public, but not necessary open for public comment.

My Generation Energy/Jacob Dewey – 39 Pearl Street, Hyannis – Map 308 Parcel 089
Solar Roof Panels *application continued from June 1, 2022*

Jacob Dewey representing: Five new duplexes now complete. Looking to add solar to rear two buildings – nothing on front closer to Pearl Street. Can see roof pitches from South Street, black panels to match asphalt roof.

Questions on presentation: None

Chair Cheryl Powell open for Public Comment – none. Chair Cheryl Powell closes the public hearing

Chair Cheryl Powell entertains a motion for the Findings, moved by Mark Despotopulos that this application is compatible with the preservation and protection of the District, seconded by Jack Kay.

Vote:

Jack Kay – aye

Tom Doherty – aye

Mark Despotopuls – aye

Cheryl Powell – aye

Chair Cheryl Powell entertains a motion to issue a Certificate of Appropriateness (COA), moved by Tom Doherty, to issue for the application My Generation Energy/Jacob Dewey – 39 Pearl Street, Hyannis – Map 308 Parcel 0897, seconded by Mark Despotopulos.

Vote:

Mark Despotopuls – aye

Tom Doherty – aye

Jack Kay – aye

Cheryl Powell – aye

Caitlin Jackson d/b/b Be Free Wellness - 326 Main Street, Hyannis – Map 327 Parcel 092
Business Sign *application continued from June 1,*

Caitlin Jackson requested continuance for next meeting, Jul 6, 2022

Chair Cheryl Powell entertains a motion to continue this application to July 6, 2022, meeting, moved by Mark Despotopulos and seconded by Tom Doherty.

Vote:

Tom Doherty - aye

Jack Kay -aye
Mark Despotpulos -aye
Cheryl Powell - aye

New Business

Sunrun Installation Services/owner Doug Leviske - 274 South Street, Hyannis – Map 308 Parcel 088
Solar Roof Panels

Steve Kelly, Sunrun Installation Services representing.

Applicant not present, has met prior, roof has been approved. Property located at corner of Pearl and South Street. 42 panels east and west, black on black visible Pearl and South Streets. These Panels have been used in other areas. Approved type by Historic District Commission has approved the black. 350 or 325 watts don't utilize 400 watts panel yet. Micro inverters will be located on the side of the house, no batteries, no structural upgrades. All projects go through design phase. Each project is different, south facing is better but have to rely on what the roof is. This is a pretty tall roof, not very visible.

Commissioner Questions:

Doherty: With solar so popular, need to do more research and board should educate themselves.

Chair Cheryl Powell opens up for Public Comment: None Public Comment closed.

Staff Report: Kupfer states that percentage of on the public way looks good, good ariels provided. Roof black on black no hardware showing on roof.

Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty that this application is compatible with the preservation and protection of the District, seconded by Jack Kay.

Vote:

Mark Despotopuls – aye
Tom Doherty – aye
Jack Kay – aye
Cheryl Powell – aye

Chair Cheryl Powell entertains a motion to issue a Certificate of Appropriateness (COA), moved by, Mark Despotopuls to issue Sunrun Installation Services/owner Doug Leviske - 274 South Street, Hyannis – Map 308 Parcel 088 for the application, seconded by Jack Kay.

Vote:

Jack Kay – aye
Tom Doherty – aye
Mark Despotopuls – aye
Cheryl Powell – aye

Matters not Reasonably Anticipated by the Chair

Parklets – take one a parking space in front of their business.

Discussions: How does parking space relate without affecting public sidewalk. Street side barriers?

Doherty - commented on Estia at Mashpee Commons has done this in the past. And the sidewalk remained opened and they set up tables in the spaces with barriers on the street.

Kupfer: 7-8 businesses expressed genuine interest in doing this. Many approvals would need to occur: police and fire approval – historic quality in character for barriers flowers – wood panels. Group is putting a check list together for next meeting to look at it and refine. Looking for input and guidance to continue with program and if so, see what permitting looks like.

Powell: Parking diminished, handicap parking. Town working with the Business Improvement District (BID) and with restaurants. Are they looking to do one side of the street? Was this put out to all the restaurants?

Kupfer: Yes, this was put out to every restaurant.

Powell: Did Town Council approve the jersey barriers that were used last year on Main Street with the waves?

Clark: I don't recall, asked to defer to Planning, would relax business requirements until the State lifted State of Emergency. Relaxed on signage, State of Emergency is no longer in place

Powell: public welfare needs to be addressed.

Kay: asked about lighting at Estia.

Doherty: Thinks they incorporated it in the awning that extended over the sidewalk and parking spaces, does not really recall.

Other Business

Approval of May 18, 2022, draft minutes

Chair Cheryl Powell entertains a motion to accept the Draft Minutes of May 18, 2022, moved by, Jack Kay, seconded by Tom Doherty.

Vote:

Jack Kay – aye

Mark Despotopuls – aye

Tom Doherty – aye

Cheryl Powell – aye

Approval of June 1, 2022, draft notes

Chair Cheryl Powell entertains a motion accept the Draft Minutes of June 1, 2022, moved by, Mark Despotopuls, seconded by Mark Despotopuls.

Vote:

Tom Doherty – aye

Mark Despotopuls – aye

Jack Kay – aye

Cheryl Powell – aye

Next HHDC meetings scheduled for July 6th, and July 20, 2022 – Elections will be on the July 6th Agenda.

Powell: Members, please don't forget to check on conflict of interest, reach out to Cynthia Lowell.

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Jack Kay.

Vote:

Tom Doherty – aye

Jack Kay – aye

Mark Despotopuls – aye

Cheryl Powell – aye

Please Note: The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the office of the Hyannis, Main Street Waterfront Historic District Commission, located at 367 Main Street, Hyannis, MA